From: Palmer, Maureen
To: Ribley, Warren
Subject: RE: So Suburbs
Date: Wednesday, March 23, 2011 12:37:05 PM

Warren, as an update, I just spoke to Rep. Davis about the IKE Dixie Sq, where he voiced his concerns. He is proposing a discussion btwn SSMMA, DCEO, himself and some of the locals in the south suburbs/ Harvey before the construction RFP is posted. He would like to have this discussion, Monday, 4/4/11. He is hoping that DCEO reviews the RFP before it is posted, and I informed him that we absolutely intend to. This is actually part of our role with this grant.

The AG discussion that SSMMA is having today is not a public meeting, sorry for the confusion, it is a discussion btwn SSMMA and the developer concerning the designs in question.

Maureen

From: Ribley, Warren
Sent: Tuesday, March 22, 2011 9:56 PM
To: Palmer, Maureen
Subject: Re: So Suburbs

Rep Riley is vice chair of the committee. Do you know if he is aware of these developments? He will likely ask. What exactly is the nature of the AG public meeting tomorrow? Thanks.

From: Palmer, Maureen
Sent: Tuesday, March 22, 2011 09:39 PM
To: Ribley, Warren
Subject: Re: So Suburbs

Warren,
Per the IKE-Dixie Square:
There is a presently a big concern related to SSMMA's use of the engineering design plans prepared by an engineer the developer procured some time ago. Long story short, per SSMMA's first bid for an engineering/ design firm, the engineering firm the developer used was not selected. The developer is now asserting that the designs cannot be used unless SSMMA/ Harvey pays for these. I got this update from Ed Paesel today. The design firm selected by SSMMA was not hired to draw up designs from scratch, but to take existing to finalize these and develop the construction bid. Until this is resolved, the construction RFP cannot be posted.

The AG office will be discussing this issue w/ SSMMA and the developer tomorrow in a group mtg-- so it is aware-- it was the AG that set the time frame, so it knows that this issue will set back the time line.
On a separate note, Rep. Davis is concerned about minority participation on the project. I left a message for him today, letting him know that I can discuss the measures that have and will be taken to support minority participation through the use of subcontractors, construction hires, etc. I spoke to Ed Paesel about this issue as well.

Per the IKE-BAP:
There has been a pending list of loans (20-25) for several weeks; the holdup has been the income tax clearances needed from IDOR, per my mention. Nick reached out to his contact over a week ago,

but this has not moved this issue. I personally think reaching out to Dir. Brian Hamer may be needed to identify someone who will reliably process these in no more than a week's timeframe. Ie, if Dir. Hamer knew this program is part of the Governor's larger neighborhood recovery initiative and that the loan program will likely not succeed w/o this arrangement, it could possibly help. I can forward the tentative list of loans when I return to the office tomorrow-- I have no doubt this issue has already diverted add'l loans to other funds that ACCION has in place. I can draft a letter/ memo from you to Hamer if you would like. IVCA has not joined at this point. Thx

Maureen Palmer

From: Ribley, Warren
Sent: Tuesday, March 22, 2011 08:28 PM
To: Palmer, Maureen
Subject: Fw: So Suburbs

A couple separate but related questions for H Approp Committee preparation (tomorrow hearing): What is status of Dixie Sq- has any demolition began? If not when and why. Did IVCA ever enter the small biz lending program? Do you have any loan outcomes (volumes) from Accion and CCV? Thanks

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From: Harris, Mark
Sent: Tuesday, March 22, 2011 08:23 PM
To: Palmer, Maureen; Konya, Stephen; Sanders, Gabriel
Cc: Ross, Andrew; Ribley, Warren
Subject: Re: So Suburbs

Thanks

From: Palmer, Maureen
Sent: Tuesday, March 22, 2011 07:03 PM
To: Harris, Mark; Konya, Stephen; Sanders, Gabriel
Cc: Ross, Andrew; Ribley, Warren
Subject: RE: So Suburbs

The Harvey Dixie Sq project received a $4 million IKE grant. I currently have no projected construction job estimates for the Dixie Square project. Once the construction firm is selected, they will be able to provide SSMMA/ DCEO with projected construction jobs—I doubt that SSMMA can provide an estimate before then. There are no permanent jobs connected with this award (ie, it is to clear the site to spur future economic development and to address a health and safety concern-- asbestos). SSMMA is managing this award.

Under the community development fund, the combined IKE grants approved for the ACCION and CCV lenders totals $4.125 million. I believe the WBDC award is $750k, bringing the total for all three lenders to $4.875 million. The total projected permanent jobs that will be created/ retained through the program is 650-750 jobs. Providing technical business assistance is another deliverable. The contact information for the lenders is as follows:

ACCION Chicago | 1436 W. Randolph St. Suite 300 Chicago, IL 60607 | Phone: (312) 275-3000 x110 | Fax: (312) 275-3010 | www.accionchicago.org

Chicago Community Ventures: 105 W Adams, Ste 2300, Chgo, 312.960.0320; www.chiventures.org

Women Business Development Center: 8 South Michigan Avenue, Suite 400, Chicago, IL 60603 : 312-853-3477; www.wbdc.org

Maureen

From: Harris, Mark
Sent: Tuesday, March 22, 2011 6:09 PM
To: Palmer, Maureen; Konya, Stephen; Sanders, Gabriel
Cc: Ross, Andrew; Ribley, Warren
Subject: RE: So Suburbs

Thanks Maureen – are there any dollar figures or jobs estimates that can be attached to the first two?

From: Palmer, Maureen
Sent: Tuesday, March 22, 2011 5:04 PM
To: Harris, Mark; Konya, Stephen; Sanders, Gabriel
Cc: Ross, Andrew; Ribley, Warren
Subject: RE: So Suburbs

Mark, here are examples—the first two are approved, the other three listed are pending:

- Under the IKE-CSP, the Dixie Square mall project, based in Harvey, was approved under the IKE Recovery fund in Aug. The local team is currently working towards soliciting a construction firm—the project team will work with the selected firm to ensure local residents are utilized (ie, those in the south suburban region)
- Under the IKE-BAP (aka the "IL community development fund"), two community lenders (ACCION and Chgo Community Ventures) are in place to approve small business loans—any micro business or startup located in Cook, the collar counties, and several other counties in the NE region are eligible to apply. WBDC is part of this as well (just funded separately.)
- Also, under the IKE-CSP, 6 south suburban Cook Co communities have submitted applications for affordable housing development—I am planning to discuss these with Warren soon to determine final awards.
- As you have referenced, under the IKE-ED, the CN Logistics park is under review by DCEO and IDOT.
- Under the IKE-ED, we have received another application on behalf of a Chicago Wal-Mart retail project, on the far south side . This is under review, and the city is working to put the IKE funding request before the city council.

All of the above can potentially support local residents/ small businesses in the south suburbs, and/or the far south side of Chicago, if they are seeking construction job opportunities, small business loans, procurement opportunities. The two ED, if funded, can also support permanent jobs. We are advising the local project teams to take steps that we have outlined utilize local/ regional workforce to the greatest extent. We are advising the IKE-ED teams that even w/o an express requirement to hire low-to-mod individuals in the area, the state (and HUD) will monitor the steps taken by the companies involved to achieve these hires.

Maureen

From: Harris, Mark
Sent: Tuesday, March 22, 2011 12:08 PM
To: Konya, Stephen; Sanders, Gabriel; Palmer, Maureen
Cc: Ross, Andrew; Ribley, Warren
Subject: RE: So Suburbs

Adding Maureen - thanks.

From: Harris, Mark
Sent: Tuesday, March 22, 2011 12:07 PM
To: Konya, Stephen; Sanders, Gabriel
Cc: Ross, Andrew; Ribley, Warren
Subject: So Suburbs

Stephen/Gabe/Maureen,
I am speaking a labor-jobs breakfast Thursday in the south suburbs (Chicago Heights) and wanted to make sure I mention efforts of DCEO in the region. I will focus on the larger transportation/infrastructure and capital projects, but please let me know if there are any deals or efforts I should mention my remarks. The CN/Intermodal is one I plan to touch on – let me know what I can say here?

Thanks,
Mark

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